

ST. HELIER
1 BEDROOM APARTMENT
ASKING PRICE £280,000 - SHARE TRANSFER

DESCRIPTION

One bedroom apartment in St Helier. This bright and well presented first floor apartment (no lift) is located just off New Street and has southerly townscape views to Fort Regent. The property briefly comprises a living / dining room open to the kitchen, a double bedroom with fitted wardrobes and a shower room with a large storage closet. The apartment benefits from recently fitted made to measure blinds, along with the curtains. Additional communal storage is under the stairs and externally there is a washing line for use by the residents and space for bikes. The management company is currently obtaining quotes for new carpet and painting the communal corridor. With the apartment forming part of a converted building, an additional and reassuring benefit is that there are no apartments above nor neighbouring this apartment's bedroom. Le Rossignol Estates are delighted to be appointed selling agents and internal viewing comes highly recommended.

DETAILS

Living / Dining Room

Fitted carpet
Open plan to kitchen

Kitchen

Wood effect flooring
Range of eye & base level units
Integrated appliances to include:
Four ring ceramic hob
Electric oven
Fridge / freezer
Washing machine

Bedroom

Fitted carpet
Fitted wardrobe

Shower Room

Wood effect flooring
W.C.
Wash hand basin
Shower
Large storage closet

Services

All mains services excluding gas
Electric heating
Service charge £65 pcm
Class A double glazing

Jersey Housing Qualifications

This property is only available to persons who possess Jersey Housing Qualifications to purchase real property in Jersey.

Anti-Money Laundering

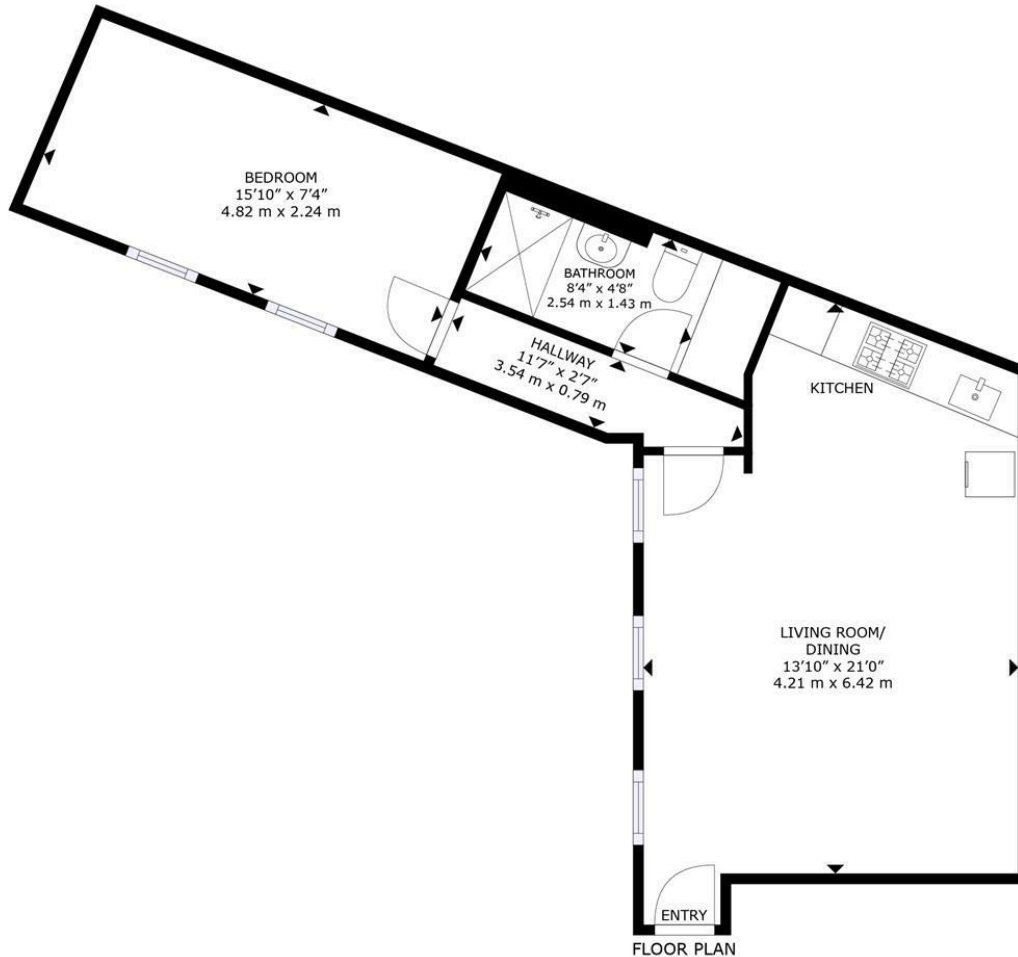
When an offer is accepted and negotiations for the

purchase of a property are entered into, the prospective purchasers will be required to produce photographic identification (Passport or Driving Licence) and proof of residency documentation, (a current utility bill) together with source of funds. This is in order for Le Rossignol Estates to comply with the current Money Laundering Legislation.

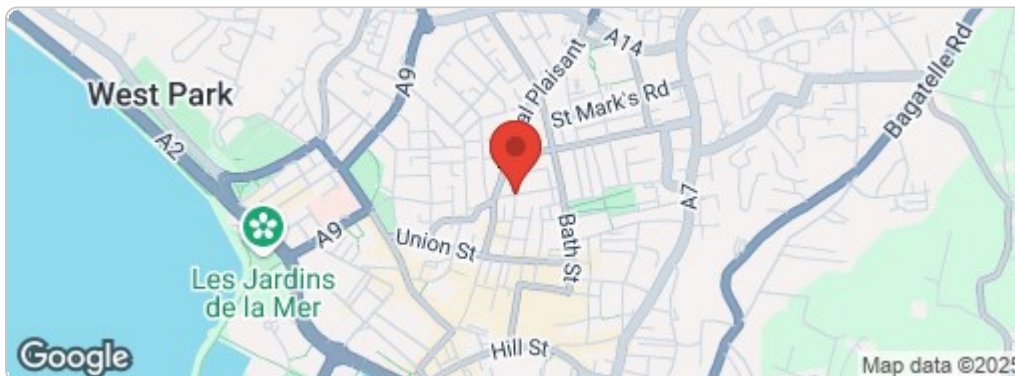
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GROSS INTERNAL AREA
FLOOR PLAN: 473 sq. ft, 43 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



These details are set out for guidance and do not constitute any part of an offer or contract. Applicants should not rely on them as statements or representations of fact or that the property or its services or any systems or equipment are in good and working condition. Any reference to alterations to, or use of, any part of the property is not a statement that any planning, building regulations or other consent has been obtained. No extras or contents mentioned in these particulars are necessarily included in the sale and are included for descriptive purposes only. Title, planning and survey matters must be verified by any applicant taking advice from their appropriate professional adviser. No person being a principal, employee or consultant of Le Rossignol Estates, has the authority to make or give any representation or warranty in respect of the property.



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